

ITEM No.	GOAL: Coordinate Planning to Balance Infrastructure
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[illegible]

**Adjacent Uses and Zoning:**

- North C-2 ESL (Commercial uses in the ESL overlay)
- South R1-43 ESL (Single family uses in the ESL overlay – this parcel has been dedicated as NAOS to serve as an open space buffer)
- East R-5 ESL (Multi-family uses in the ESL overlay – this site is dedicated to the city as a future park)
- West R1-10 ESL (Single family uses in the ESL overlay – these neighborhoods are within the Terravita development)

**APPLICANT'S  
PROPOSAL****Goal/Purpose of Request.**

The request is for the approval of a Use Permit for a service station as defined and detailed in the Zoning Ordinance. This gasoline sales facility would be operated in conjunction with the Safeway supermarket located to the east in the same retail center. The proposal includes a parking canopy over four islands with eight pumps and a small store. This is a relatively new operating program for supermarkets, such as the Albertson's at Thomas and Scottsdale Roads, but has been done at large discount stores such as COSTCO and Sam's Club for a number of years.

**Development Information.**

- Existing Use: Vacant land and surplus parking area zoned for commercial uses
- Buildings/Description: Gasoline sales facility with a small store
- Parcel Size: 1.52 acres for the designated pad
- Building Height Allowed: 36 feet
- Proposed Building Height: 18.75 feet
- Floor Area: 250 square feet
- Other: 192 foot setback from Scottsdale Road

**IMPACT ANALYSIS****Traffic.**

The traffic that will be generated by this use should be typical for a larger retail center such as this. Given the distance this site is from the closest homes (over 350 feet), the traffic impacts of this proposed use will not be discernable from the general traffic of the retail center. Traffic will not be directed through any residential areas.

**Parking.**

One space is required, seven are provided. The parking area currently on this parcel was intended for a future retail building on the parcel and is surplus to the rest of the center.

**Police/Fire.**

The nearest Fire Station is two miles to the east on Pima Road. This use can be accommodated by existing emergency services and facilities.

**Open space, scenic corridors.**

The site is adjacent to the Scottsdale Road scenic corridor, which is much

wider than normal (100 feet plus an additional 50 feet for a drainage basin that has been revegetated). The Summit retail center provides the required open spaces including NAOS on the west and south sides as well a various other open spaces internal to the center.

**Policy Implications.**

There are few sites in this general area that have zoning that would allow a gasoline service station use. No other zoning of this nature is planned for in the area. The other retail sites nearby in the City of Scottsdale, including Terravita Marketplace, El Pedregal and the new center to be built at the southeast corner of E. Lone Mountain Road and N. Scottsdale Road, are built out or fully committed to uses that do not include gasoline sales. The nearest other commercial sites in Scottsdale are located south at Pinnacle Peak Road and N. Scottsdale Road, in the Troon North development, and possibly at the southeast corner of E. 56<sup>th</sup> Street and Carefree Highway. Other commercial areas than have or can have gasoline sales include: the downtown areas of Carefree and Cave Creek; the intersection of Carefree Highway and Cave Creek Road; and the Tatum Ranch development that is located roughly three miles to the southwest in the city of Phoenix.

**Use Permit Criteria.**

Conditional use permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly permitted after the Planning Commission has made a recommendation and the City Council has found as follows:

- A. That the granting of such conditional use permit will not be materially detrimental to the public health, safety or welfare. In reaching this conclusion, the Planning Commission and the City Council's consideration shall include, but not be limited to, the following factors:
  1. Damage or nuisance arising from noise, smoke, odor, dust, vibration or illumination.
    - **This use will follow all applicable city, county and state codes and standards for fuel handling. The lighting in the canopy will be recessed and all fixtures will have horizontal cut-off characteristics.**
  2. Impact on surrounding areas resulting from an unusual volume or character of traffic.
    - **The traffic generated by this use is the same in nature and general volume that would be expected for the retail shopping center of this size. No traffic from this site is directed through a residential neighborhood. Scottsdale Road, as a major arterial, is a regional traffic route that carries significant volumes of traffic but has reasonable additional capacity in this location. The original assumptions for traffic generated from this pad site were for either general retail or a restaurant use. A restaurant use can have a similar or greater peak hour traffic generation rate.**
  3. There are no other factors associated with this project that will be materially detrimental to the public.
    - **As a part of a larger retail center, other potential impacts of**

**development on this site, such as drainage, have been managed with the original approval of The Summit shopping center development plan.**

- B. The characteristics of the proposed conditional use are reasonably compatible with the types of uses permitted in the surrounding areas.
  - **The site is a designated development pad located in an existing retail center that has similar retail and service uses. The closest residential areas are separated by a total distance of over 350 feet, including scenic corridors (220+ feet) and an arterial road (130 feet).**
- C. The additional conditions specified in Section 1.403, as applicable, have been satisfied.  
**This application complies with the provisions of Section 1.403.Q. Service Stations as well as the city's design standards for such a use.**

**Community Involvement.**

The applicant has conducted substantial community involvement, including mail notification to all property owners within 750 feet, major homeowners associations in the vicinity and other groups that have been involved with the approvals of this retail center in the past. Although there have been some concerns expressed, particularly by residents to the west, the general response has been to accept this use proposal.

**Community Impact.**

This use will provide a service that has limited opportunity to occur in the general area. Locating a gasoline service station on this site is not expected to set any precedent for other similar uses or any land use changes in the area.

STAFF  
RECOMMENDATION

**Recommended Approach:**

Staff finds that this application meets the criteria established for a Service Station Use Permit as provided in the Zoning Ordinance and recommends approval subject to the attached stipulations.


RESPONSIBLE  
DEPT(S)

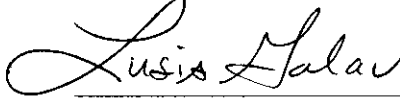
**Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT(S)

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Principal Planner  
480-312-2352  
E-mail: [dhadder@ScottsdaleAZ.gov](mailto:dhadder@ScottsdaleAZ.gov)

**APPROVED BY**

  
\_\_\_\_\_  
Don Hadder  
Report Author

  
\_\_\_\_\_  
Lusia Galav, AICP  
Current Planning Director

**ATTACHMENTS**

1. Stipulations
- 1A. Additional Information
2. Applicant's Narrative
3. Context Aerial
- 3A. Aerial Close-Up
4. Zoning Map
5. Citizen Involvement
6. City Notification Map
7. Site Plan
8. Context Photos

## STIPULATIONS FOR CASE 19-UP-2006

### PLANNING/ DEVELOPMENT

1. CONFORMANCE TO DEVELOPMENT SUBMITTAL. On site automobile circulation design and screening of service areas shall be consistent with the site plan and enlarged site plan submitted by Esencia with a City of Scottsdale received date of 8/2/2006. These stipulations take precedence over the above-referenced site plan. Any proposed significant change, as determined by the Zoning Administrator, shall be subject to subsequent public hearings before the Planning Commission and City Council.
2. DESIGN. Building and structure architecture shall be the consistent with the existing Summit shopping center.
3. DESIGN. The particular massing, materials, colors, and finishes of screening treatments for service areas shall be subject to Development Review Board approval. However, no wall section shall exceed six feet in height. When greater height is required for screening, wall sections shall be separated horizontally by no less than six feet using terracing.
4. LANDSCAPING. Plant species shall be consistent with the palette of materials used throughout the existing Summit shopping center except that all species must come from the City's list of Indigenous Plants for Environmentally Sensitive Lands.
5. LANDSCAPING. Landscape frontage along Scottsdale Road shall include mature trees for the purpose of screening the gasoline sales pumps. The trees shall be of quantity, specie, and location as determined by the Development Review Board.
6. OUTDOOR LIGHTING. All exterior luminaries shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line, except for sign lighting.
  - a. The individual luminarie lamp shall not exceed 250 watts.
  - b. The maximum height from finished graded to the bottom of the any exterior luminiare shall not exceed 15 feet.
  - c. All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.
  - d. Incorporate into the project's design, the following:  
Parking Lot and Site Lighting:
    1. The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 1.5 foot-candles. All exterior luminaries shall be included in this calculation.
    2. The initial vertical illuminance at 6.0 foot above grade, along the south and west property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 0.3 foot-candles. All exterior luminaries shall be included in this calculation.
  - e. All Service Canopy and Bay Lighting:
    3. The maintained average horizontal illuminance level at grade under the canopy shall not exceed 20 foot-candles. The maintained maximum horizontal illuminance level at grade under the canopy shall not exceed 50 foot-candles. However, the Development Review Board may consider a modification of these standards up to plus or minus 25% if the City of Scottsdale Lighting Consultant determines that a greater or lesser amount of lighting is desirable for the task and context.

4. Light fixtures under canopy shall be completely recessed into the canopy with flat lenses that are translucent and completely flush with the bottom surface of the canopy.
  5. Bottom of canopy fascia shall be no less than eight inches below the bottom of fixture lenses.
  6. Lights shall not be mounted on the top or sides of the canopy.
  7. The sides or fascias of the canopy shall not be illuminated.
- f. Building Mounted Lighting:
8. All luminaries shall be recessed or shielded so the light source is not directly visible from property line.
  9. The maintained average horizontal illuminance at grade within 15 feet of the kiosk entries and windows, including any spill light from the kiosk interior, shall not exceed the maintained average horizontal illuminance level at grade of (5) foot-candles. The maintained maximum horizontal illuminance level at grade within 15 feet of the storefront entries and windows, including any spill light from the store interior, shall not exceed fifteen (15) foot-candles.

## CIRCULATION

1. PEDESTRIAN CIRCULATION PLAN. With the Development Review Board submittal, the developer shall submit a Pedestrian Circulation Plan for the site, which shall be subject to city staff approval. This plan shall indicate the location and width of all sidewalks and pedestrian pathways.

## DRAINAGE AND FLOOD CONTROL

1. CONCEPTUAL DRAINAGE REPORT. With the Development Review Board submittal, the developer shall submit a conceptual drainage report and plan subject to city staff approval. The conceptual report and plan shall conform to the Design Standards and Policies Manual - Drainage Report Preparation. In addition, the conceptual drainage report and plan shall:
  - a. Identify all major wash corridors entering and exiting the site, and calculate the peak discharge (100-yr, 6-hr storm event) for a pre- versus post-development discharge comparison of ALL washes which exit the property.
  - b. Determine easement dimensions necessary to accommodate design discharges.
  - c. Demonstrate how the storm water storage requirement is satisfied, indicating the location, volume and drainage area of all storage.
  - d. Include flood zone information to establish the basis for determining finish floor elevations in conformance with the Scottsdale Revised Code.
  - e. Include a complete description of requirements relating to project phasing.
2. FINAL DRAINAGE REPORT. With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a final drainage report and plan subject to city staff approval. The final drainage report and plan shall conform to the Design Standards and Policies Manual – Drainage Report and Preparation. In addition, the final drainage report and plan shall:
  - a. Demonstrate consistency with the approved master drainage plan and report.
    - (1). Any design that modifies the approved master drainage report requires from the developer a site-specific addendum to the final drainage report and plan, subject to review and approval by the city staff.

- (2). Addendum generated by the final drainage analysis for this site shall be added to the appendix of the final drainage report.
  - b. Provide final calculations and detailed analysis that demonstrate consistency with the accepted conceptual drainage plan and report.
3. STORM WATER STORAGE EASEMENTS. With the Development Review Board submittal, the developer shall submit a site plan subject to city staff approval. The site plan shall include and identify tracts with easements dedicated for the purposes of storm water storage, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual.

#### VERIFICATION OF COMPLIANCE

1. REQUIRED SPECIAL INSPECTIONS. Before the approval of the improvement plans, the Planning and Development Services staff shall specify those drainage facilities that shall be required to have Special Inspections. See Section 2-109 of the Design Standards and Policies Manual for more information on this process.
2. CONDITION FOR ISSUANCE OF GRADING & DRAINAGE PERMIT. Before the issuance of a Grading & Drainage Permit:
  - a. The developer shall certify to the Planning and Development Services Department, that it has retained an Inspecting Engineer by completing Part I (Project Information) and Part II (Owner's Notification of Special Inspection) of the Certificate of Special Inspection of Drainage Facilities (CSIDF); and,
  - b. The Inspecting Engineer shall seal, sign and date Part III (Certificate of Responsibility) of the CSIDF.
3. CONDITION FOR ISSUANCE OF CERTIFICATE OF OCCUPANCY AND/OR LETTER OF ACCEPTANCE. Before the issuance of a Certificate of Occupancy and/or a Letter of Acceptance:
  - a. The Inspecting Engineer shall seal, sign and date the Certificate of Compliance form.
  - b. The developer shall submit all required Special Inspection Checklists and the completed Certificate of Compliance form to the Inspection Services Division. The Certificate of Compliance form shall be sealed, signed and dated by the Inspecting Engineer, and shall be attached to all required Special Inspection Checklists completed by the Inspecting Engineer.
4. AS-BUILT PLANS. City staff may at any time request the developer to submit As-built plans to the Inspection Services Division. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins and underground storm water storage tanks, bridges as determined by city staff.

#### WATER

1. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:



- a. Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - b. Identify the timing of and parties responsible for construction of all water facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Planning and Development Services Department, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all water lines and water related facilities necessary to serve the site. Water line and water related facilities shall conform to the city Water System Master Plan.

## WASTEWATER

1. BASIS OF DESIGN REPORT (SANITARY SEWER). ). Before the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department before the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
  - a. Identify the location of, the size, condition and availability of existing sanitary sewer lines and wastewater related facilities.
  - b. Identify the timing of and parties responsible for construction of all sanitary sewer facilities.
  - c. Include a complete description of requirements relating to project phasing.
2. APPROVED BASIS OF DESIGN REPORT. Before the improvement plan submittal to the Project Quality/Compliance Division, the developer shall have obtained approval of the Basis of Design Report.
3. NEW WASTEWATER FACILITIES. Before the issuance of Letters of Acceptance by the Inspection Services Division, the developer shall provide all sanitary sewer lines and wastewater related facilities necessary to serve the site. Sanitary sewer lines and wastewater related facilities shall conform to the city Wastewater System Master Plan.

## OTHER REQUIREMENTS

1. ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS. All construction activities that disturb one or more acres shall obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit for Construction Activities. [NOI forms are available in the City of Scottsdale One Stop Shop, 7447 East Indian School Road, Suite 100. Contact Region 9 of the U.S. Environmental Protection Agency at 415-744-1500, and the Arizona Department of Environmental Quality at 602-207-4574 or at web site <http://www.epa.gov/region9>.]

The developer shall:

- a. Submit a completed Notice of Intent (NOI) to the EPA.
- b. Submit a completed Storm Water Pollution Prevention Plan (SWPPP) with the improvement plan submittal to the Planning and Development Services Department.

2. NOTICE OF INTENT (NOI). With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a copy of the NOI.
3. DUST CONTROL PERMITS. Before commencing grading on sites 1/10 acre or larger, the developer shall have obtained a Dust Control Permit (earth moving equipment permit) from Maricopa County Division of Air Pollution Control. Call the county 602-507-6727 for fees and application information.
4. UTILITY CONFLICT COORDINATION. With the improvement plan submittal to the Planning and Development Services Department, the developer shall submit a signed No Conflict form (not required for city owned utilities) from every affected utility company.
5. ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY REQUIREMENTS (ADEQ). The developer shall be responsible for conformance with ADEQ regulations and requirements for submittals, approvals, and notifications. The developer shall demonstrate compliance with Engineering Bulletin #10 Guidelines for the Construction of Water Systems, and Engineering Bulletin #11 Minimum Requirements for Design, Submission of Plans, and Specifications of Sewerage Works, published by the ADEQ. In addition:
  - a. Before approval of final improvement plans by the Planning and Development Services Department, the developer shall submit a cover sheet for the final improvement plans with a completed signature and date of approval from the Maricopa County Environmental Services Department (MCESD).
  - b. Before issuance of encroachment permits by city staff, the developer shall provide evidence to city staff that a Certificate of Approval to Construct Water and/or Wastewater Systems has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - c. Before commencing construction, the developer shall submit evidence to city staff that Notification of Starting Construction has been submitted to the MCESD. This evidence shall be on a document developed and date stamped by the MCESD staff.
  - d. Before acceptance of improvements by the city Inspection Services Division, the developer shall submit a Certificate of Approval of Construction signed by the MCESD and a copy of the As-Built drawings.
  - e. Before issuance of Letters of Acceptance by the city Inspection Services Division, the developer shall:
    - (1). Provide to the MCESD, As-Built drawings for the water and/or sanitary sewer lines and all related facilities, subject to approval by the MCESD staff, and to city staff, a copy of the approved As-Built drawings and/or a Certification of As-Built, as issued by the MCESD.
    - (2). Provide to the MCESD a copy of the Engineers Certificate of Completion with all test results, analysis results, and calculations, as indicated on the form.
    - (3). Provide to the MCESD a copy of the Request for Certificate of Approval of Construction of water and/or sanitary sewer lines with all appropriate quantities.
    - (4). Provide the city Inspection Services Division a copy of the Certificate of Approval of Construction, as issued by the MCESD.

## **ADDITIONAL INFORMATION FOR CASE 19-UP-2006**

### **PLANNING/DEVELOPMENT**

1. **DEVELOPMENT REVIEW BOARD.** The City Council directs the Development Review Board's attention to:
  - a. wall design,
  - b. the type, height, design, and intensity of proposed lighting on the site, to ensure that it is compatible with the adjacent use,
  - c. scenic corridors and buffered parkways,
  - d. walls adjacent to Vista Corridors and NAOS tracts and corridors,
  - e. signage,
2. **REVEGETATION OF SCENIC CORRIDORS.** The Development Review Board may approve revegetation of the Scenic Corridors.
3. **NATIVE PLANT PRESERVATION.** The owner shall secure a native plant permit as defined in the Scottsdale Revised Code for each parcel. City staff will work with the owner to designate the extent of the survey required within large areas of proposed undisturbed open space. Where excess plant material is anticipated, those plants shall be offered to the public at no cost to the owner in accordance with state law and permit procedure or may be offered for sale.

### **ENGINEERING**

1. **FEES.** The construction of water and sewer facilities necessary to serve the site shall not be in-lieu of those fees that are applicable at the time building permits are granted. Fees shall include, but not be limited to the water development fee, water resources development fee, water recharge fee, sewer development fee or development tax, water replenishment district charge, pump tax, or any other water, sewer, or effluent fee.
2. **CITY CONTROL OF ACCESS.** The city retains the right to modify or void access within city right-of-way. The city's responsibility to promote safe conditions for the traveling public takes precedence over the stipulations above.

**SAFeway AT THE SUMMIT FUEL SALES**  
**REVISED USE PERMIT NARRATIVE**  
**19-UP-2006**  
**Resubmitted August 2, 2006**

Safeway is requesting a conditional use permit to add fuel sales to the services it provides to customers at The Summit Shopping Center at the northeast corner of Scottsdale Road and Ashler Hills. The site is zoned C-2 ESL. The fuel services facility will be located immediately south of the Safeway north entry drive into The Summit on a pad site just under one acre in size. The southernmost portion of the site was previously graded for a pad user and the remainder of the site is currently developed with a paved and lighted parking lot. The fuel pumps and a small, manned walk-up kiosk will be located on the paved area. The graded portion of the site will be re-vegetated and remain as open space. The proposed use is compatible with the existing community-level shopping center and will provide convenient fuel services for Safeway customers and others shopping or dining at The Summit.

Safeway has configured the site plan to be sensitive to neighbors to the west across Scottsdale Road as well as to the aesthetics of the Scottsdale Road scenic corridor. Substantial setbacks and screening of the facility are proposed. The fuel pumps and canopy are set back approximately 250 feet from Scottsdale Road. The walk-up kiosk building is approximately 192 feet from Scottsdale Road behind the scenic corridor and an additional retention area. The small kiosk facility together with two additional rows of trees and other vegetation will provide screening from Scottsdale Road. The 250 square foot kiosk will be manned and will offer only products that can be passed through the cashier's window, like soft drinks, candy, cigarettes, but no beer or alcohol. It will offer only a very limited range of products not the full range typically found at a convenience store.

The fuel service facilities themselves include four (4) islands with eight (8) fuel pumps, which could service up to sixteen (16) cars. The canopy complies with the Scottsdale height limitation of a minimum of 13 feet 9 inches and will incorporate recessed lighting. There will be no lighting on the canopy façade other than for signage. Additional light shielding of the recessed fixtures will be provided as necessary to reduce any impacts on homes to the west, which are approximately 375 feet from the canopy itself. The fuel service facilities and kiosk will incorporate the same environmental sensitivity and high quality architectural design of Safeway and The Summit. Use of the same materials, stacked stone and others, as well as colors and accent features, such as the landscape pots, will integrate the new fuel services facilities with the shopping center's architecture and design theme. The fuel services and kiosk will be in operation only when the Safeway store is open. Safeway currently opens at 6:00 a.m. and closes at 11:00 p.m. During the hours the Safeway store is closed for business, the fuel station and kiosk will also be closed for business.

The site was designed to minimize any impact to neighboring residential properties to the west across Scottsdale Road and to maintain a minimal impact on Scottsdale Road itself. Separation of the fuel canopy into three district structures avoids the creation of long horizontal building lines. Separated by approximately three feet, the openings will allow light to pass through to the

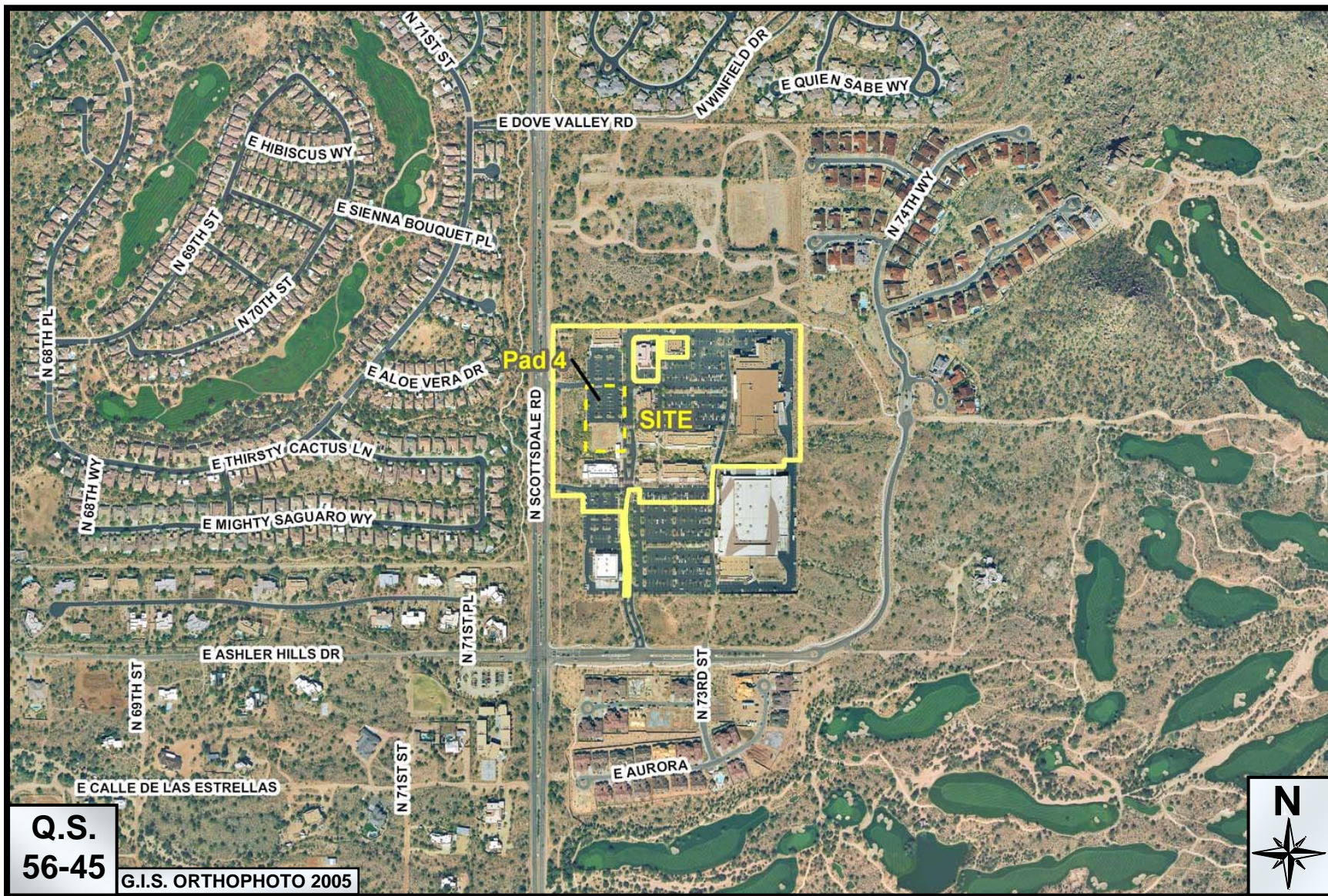
pump locations. The canopy fascia will be a stucco material, incorporating colors and details from the surrounding shopping center. Two tower elements were added to the central canopy to bring visual variety and character to the canopy. The 250 square foot walk-up kiosk is not proposed to be connected to the canopy as typically recommended in the fuel station design guidelines. The extension of the canopy to the small kiosk would make the canopy substantially larger and give it a disproportionately massive presence on the site. By isolating the kiosk building, the structures are kept open and their impact minimized. Unlike other typical larger fuel/convenience facilities, the small walk-up kiosk is placed with its back to Scottsdale Road. This placement will help screen the fuel pumps from Scottsdale Road and residences to the west. In addition to this building placement, a four foot masonry screen wall will block automobile headlights. A double row of 36" box native trees along the west boundary is proposed to further screen the facility.

Architecturally, the materials and design for the fuel services and kiosk match features selected from the surrounding Summit shopping center. Stucco, exposed steel, stacked stone veneer will create a unique and attractive fueling facility consistent with the architectural theme of existing buildings within the center. The proposed lighting complies with the Scottsdale's fuel station lighting requirements. The under canopy lights will be flush-mounted, and light will be directed on the fuel dispensers themselves. Site lighting will be minimal and maintain the current light levels of the parking lot while maintaining safe lighting conditions for fuel services operations. With the proposed screening along the western boundary and the setback well over 200 feet from Scottsdale Road, the impact to Scottsdale Road and to residences across the ultimately 6 lane major arterial with a landscaped median will be minimal.

The fuel services area has been designed in compliance with all Ordinance conditions for fuel station use permits and with the City's Gas Station and Convenience Store Design Guidelines. There is a detailed landscape plan showing plant type, size and spacing. The fuel services facilities are of a unique design character appropriate to The Summit shopping center architectural theme and renderings will be provided. As stated above there is a request for approval for the canopy not to be connected to the roof of the kiosk because of its extremely small size. No driveway extends into the curb radius. Lighting is shielded and designed to avoid spillage and glare. The site exceeds the minimum required lot area of 22,500 square feet. Plant screening and an additional 4' masonry screen wall are provided between the site and the residentially zoned property across Scottsdale Road. The site plan shows the building area and kiosk area; there is no repair or servicing of vehicles proposed.

The requested fuel service facilities also comply with all other use permit criteria. The site plan and structures have been designed to avoid negative impacts from noise, smoke, odor, dust, vibration or illumination. The traffic impact study confirms that there is no unusual volume or character of traffic associated with the fuel services, but rather the traffic impacts are generally consistent with those projected for the center in the original traffic study submitted at the time of The Summit Development Review Board (DRB) approval. As part of The Summit, which is a community level shopping center, the fuel sales use is compatible with the types of uses permitted in the surrounding area, and its compatibility with the area is enhanced by the more than generous setback from Scottsdale Road, the architecturally compatible design and the heavy landscape screening provided.





**Q.S.  
56-45**

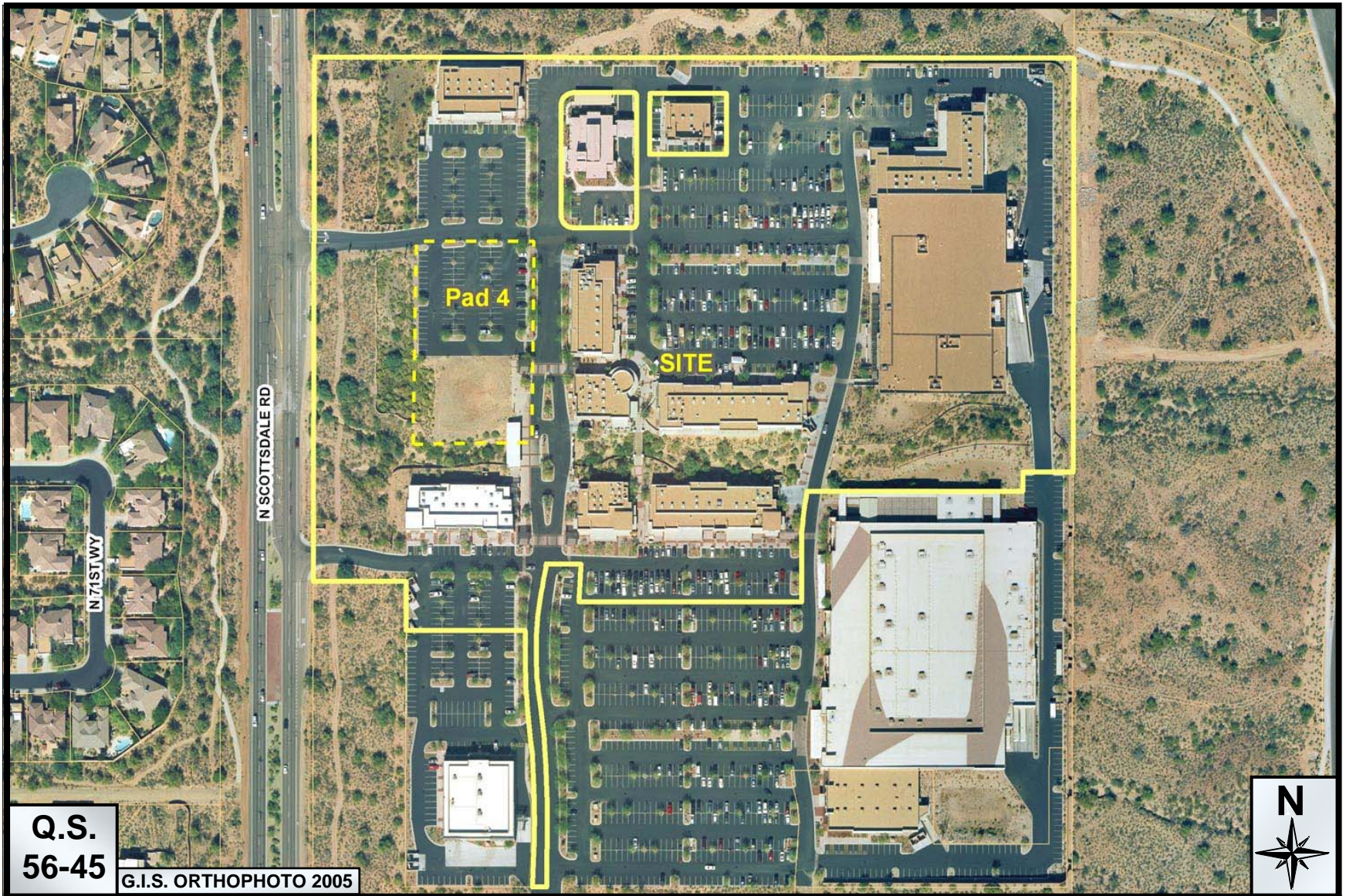
G.I.S. ORTHOPHOTO 2005

Safeway/ Summit Fuel Sales

**19-UP-2006**

ATTACHMENT #3





Safeway/ Summit Fuel Sales

19-UP-2006

ATTACHMENT #3A



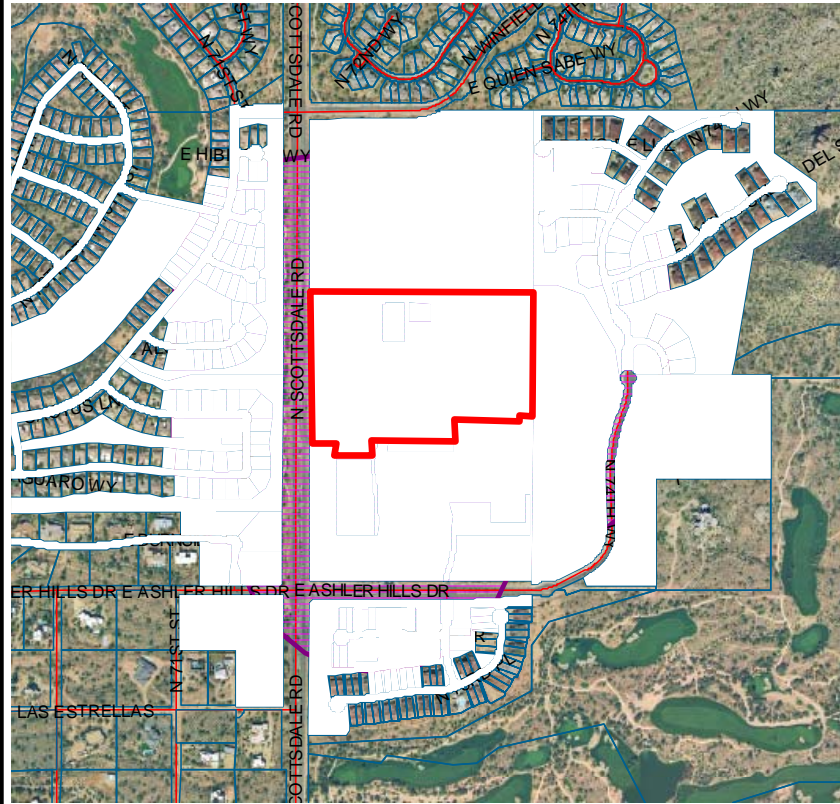
**19-UP-2006**  
**ATTACHMENT #4**



Safeway @ The Summit Fuel Sales  
Citizen Involvement  
Attachment #5

The above attachments are on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.

# City Notifications – Mailing List Selection Map



## Map Legend:



Site Boundary



Properties within 750-feet

## Additional Notifications:

- Interested Parties
- Coalition of Pinnacle Peak (C.O.P.P.)
- Desert Property Owners Association
- Friends of the Scenic Drive
- Ironwood Retreat Association
- Terravita

**Q.S.  
56-45**

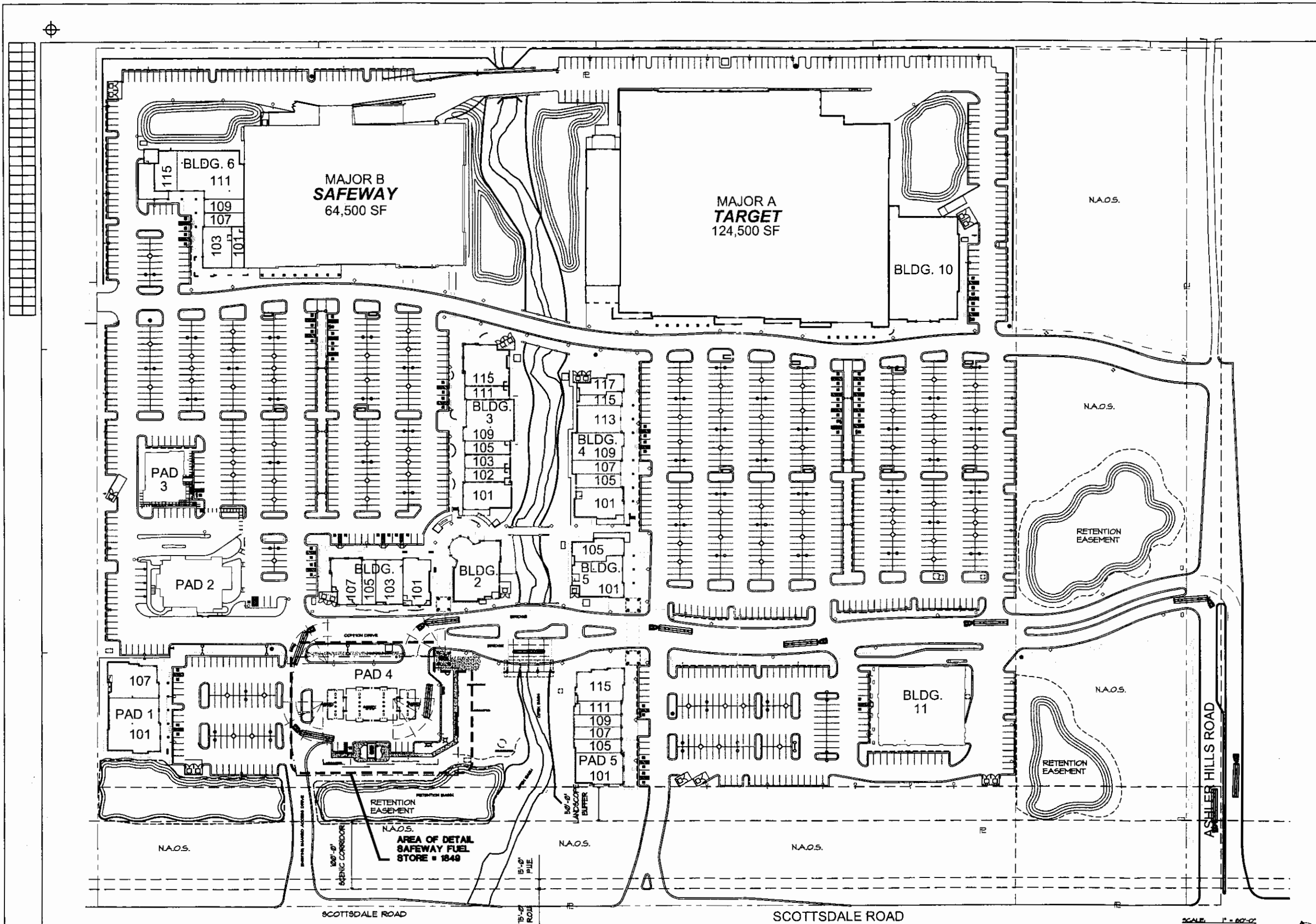
Labels pulled 7/10/06



**Safeway @ The Summit Fuel Sales**

**19-UP-2006**

ATTACHMENT #6



**esencia**

1702 E. McNair Drive, Suite 200  
Tempe, Arizona 85283  
t. 480 - 755 - 0959

Project Manager  
JW  
Drawn by  
JW  
Checked by  
ES  
Project Number  
04024



**SAFEWAY**

SAFEWAY, INC.  
5918 STONERIDGE MALL ROAD  
PLEASANTON, CALIFORNIA 94588-3229

A FUELING FACILITY FOR:  
**SAFEWAY FUEL SITE #1849**

32551 N. SCOTTSDALE ROAD  
SCOTTSDALE, ARIZONA

PAD 4 OF SUMMIT AT SCOTTSDALE

By  
B-1-06  
Date  
CITY SUBMITTAL

OVERALL SITE PLAN D  
SUMMIT AT SCOTTSDALE

**A-10**

**1 SUMMIT SITE PLAN - OVERALL SHOPPING CENTER**  
SCALE: 1" = 60'-0"

**ATTACHMENT #7**

SCALE: 1" = 60'-0"  
30' 60' 120' NORTH

19-UP-2006

Safeway @ The Summit Fuel Sales  
Context Photos  
Attachment #8

The above attachments are on file at the City of  
Scottsdale Current Planning office,  
7447 E Indian School Road, Suite 105.